

APPROVED

**CITY OF MONROE  
PLANNING COMMISSION MINUTES  
May 4, 2015**

The meeting of the Monroe Planning Commission was scheduled for **May 4, 2015 at 7:00 p.m.**, in the Monroe City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

**CALL TO ORDER**

**Chair Kristiansen** called the meeting to order at **7:00 p.m.**

**ROLL CALL**

**Secretary LaVelle** called the roll. The following were:

**Commissioners Present:** Commissioner Jensen, Commissioner Tuttle, Commissioner Rodland, Chair Kristiansen, Commissioner Stanger, Commissioner Duerksen and Commissioner Sherwood.

**Commissioners Absent:** None.

**Staff Present:** Public Works Director Brad Feilberg, Director of Community Development David Osaki, and Planning Commission Secretary Christina LaVelle

**COMMENTS FROM CITIZENS**

None

**APPROVAL OF MINUTES**

April 20, 2015

- The Planning Commission chose not to approve the **April 20, 2015** minutes pending changes.
- **Commissioner Rodland** abstained.

**PUBLIC HEARING**

**A. 2015 Integrated Comprehensive Plan Update/Draft Environmental Impact Statement (DEIS)**

**Chair Kristiansen** moved to reopen the Public Hearing (continued from April 20, 2015).

**Director Osaki** offered staff comments including:

- A brief statement outlining the Growth Management Act comprehensive plan requirements and the Planning Commission actions to date.
- To assist in noticing the public of the continued public hearing, the Monroe Monitor ran an article on the Planning Commission's continued 2015-2035 Comprehensive Plan update Public Hearing. Another article was included in the Herald.

**Public Testimony**

**Jamie Brummel**

Mr. Brummel noted concern over the lack of crosswalks on Lewis Street and asked if this could be made a Comprehensive Plan priority.

**Erin Angus- Snapka  
421 South Lewis Street  
Monroe, WA 98272**

Ms. Snapka spoke on safety items in the Draft 2015-2035 Comprehensive Plan. She noted that lighting and crosswalks should be prioritized in Old Town, Al Borlin Park, and Lewis Street. Ms. Snapka additionally addressed Goal 6. She expressed concern over encouraging multi-family units in the downtown.

**Lowell Anderson  
129 E Rivmont Drive  
Monroe, WA 98272**

Mr. Anderson expressed concern over transportation access in Monroe (North and South) due to the high volume of train traffic. He indicated that the delay which trains cause can be a public safety issue. Mr. Anderson suggested that the City include in the comprehensive plan update a plan to create an overpass over the railroad tracks.

**Jeff Wittenberg  
13409 231<sup>st</sup> Street SE  
Monroe, WA 98272**

Mr. Wittenberg indicated that he owns property in the Downtown. He stated that the current requirement downtown is for mixed residential and commercial uses within buildings, with commercial on the ground floor. His desire is to change this designation to be able to have both ground level and upper level condominiums.

**Hailey Wittenberg  
13409 231<sup>st</sup> Street SE  
Monroe, WA 98272**

Mrs. Wittenberg reiterated her husband's comments stating that they desire to build condominiums downtown in the Historic Main area of the Downtown Commercial District (DC).

**Commissioner Tuttle** motioned to keep the Public Testimony portion of the public hearing open to the May 11, 2015 Planning Commission meeting. Motion seconded by **Commissioner Rodland**. **Motion Carried 7/0.**

**The Commission** discussion is summarized below:

- **The Commission** addressed the comments made by **Mr. and Mrs. Wittenberg**. They discussed the pros and cons of creating new goals specific to the downtown (currently

Goal 9) by encouraging increasing housing in the downtown. It was concluded that the request of **Mr. Wittenberg** was more appropriate as a zoning code amendment.

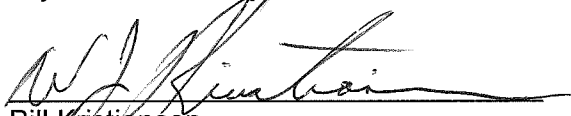
- **The Commission** discussed parking in the downtown. They discussed modifying Goal 9 to provide clarity in the prioritization of parking and potential parking facilities.
- **The Commission** discussed the comment provided by **Mr. Anderson**. They noted that the railroad is owned by Burlington Northern Santé Fe (BNSF). Creating railroad specific goals, they stated, could potentially influence BNSF decisions within the city in the future. As far as the development of an overpass, the Commission noted that it could be a difficult venture due to overpass grade limitations, land availability limits, and financial constraints.
- **The Commission** discussed comments made by **Mr. Brummel** and **Ms. Snapka**. **The Commission** noted that these were to be addressed in the implementation of the safety goals.
- **The Commission** discussed comments made by **Ms. Snapka** in regards to encouraging multi-family units in the downtown.

#### DISCUSSION BY COMMISSION AND STAFF

- **Director Feilberg** summarized the City's Main Street Gateway Project open house. He stated that the public involvement was high, with approximately 60 people in attendance.
- The H3O project was discussed. The applicant will provide additional information and a plan for a phased approach to the City Council on May 19, 2015.
- **Director Osaki** notified the Planning Commission that the City Council passed the ordinance prohibiting marijuana.
- **Director Osaki** provided a status update for the Holzerland Planned Residential Development (PRD) and Subdivision. He noted that the plat was scheduled to be presented for a recommendation to City Council for final action.
- **The Commission** discussed the status of Bear Mountain Estates PRD and Subdivision.

#### ADJOURNMENT

**Commissioner Sherwood** made a motion to adjourn the **May 4, 2015** Planning Commission meeting. Motion seconded by **Commissioner Tuttle**. **Motion carried 7/0** and the meeting was adjourned at **8:45 p.m.**



Bill Kristiansen  
Chair



Christina LaVelle  
Planning Commission Secretary

